

Minutes of a regular meeting of the Marion Planning Commission held in the Municipal Building at 5:15 p. m. on July 14, 2014.

CALL TO ORDER: Chairman Wolfe called the meeting to order.

INVOCATION: Mr. Barker rendered the invocation.

VISITORS: Aaron Sizemore Mount Rogers Planning District Commission.

PRESENT: Chairman Cameron Wolfe, Bob Ramsey (arriving late), Alice Freeman (arriving late), Avery Cornett, Jim Barker, Dan Surface, Town Attorney Mark Fenyk and Deputy Clerk Anita Catron.

ABSENT: Ben Reedy.

DETERMINATION OF A QUORUM: The meeting was called to order, and with 4 voting members present, the Commission has a quorum.

MINUTES: Upon motion of Mr. Cornett, seconded by Mr. Barker, and a vote of 3 AYES and 0 NOES, the minutes of the meeting held June 9, 2014 were approved.

REPORT OF SECRETARY: No report.

REPORT OF STANDING COMMITTEES: No report.

REPORT OF SPECIAL COMMITTEES: No report.

NEW BUSINESS: None.

OLD BUSINESS: CONTINUED ZONING ORDINANCE REVIEW: Chairman Wolfe began with an update of the informational meeting with Mr. Sizemore, Town Manager Bill Rush, Town Engineer/Zoning Administrator Cecil Hicks, Bob Ramsey, Jim Barker and Chairman Wolfe with regards to possible changes to lot size requirements in the R-2 zoned areas from 90 feet to 75 feet for required set-back. Chairman Wolfe had previously requested this meeting to have information for discussion tonight.

Mr. Barker reviewed sketches that would demonstrate how this change would affect these lots. (Mrs. Freeman arrived). Discussion ensued. Mr. Sizemore stated other localities have changed set-back requirements to allow for use of lots that may otherwise stand empty and overgrown. His recommendation to members would be to request this change. Mrs. Freeman inquired about road frontage and parking allowances if these changes are made, and if R-1 district should not be considered for these changes also. Discussion ensued with regards to these concerns. (Mr. Ramsey arrived). Mr. Fenyk stated if this change is allowed, it will need to be in all of the R2 area and not only certain locations in the R2 area. Chairman Wolfe informed members that at the informational meeting Mr. Rush had stated he may be able to provide a map and listings of the non-conforming lots for these areas.

Mrs. Freeman asked why consider only the R2 district for this change? Members may need to also check R-1 and other districts to see if the restriction change needs to be considered for those also. This may help to identify lots in all areas that would become usable, and which lots may never be usable. Chairman Wolfe stated R2 is the only area they have discussed. Discussion ensued with regards to other areas. Mr. Sizemore informed members if they wish he will talk with Mr. Rush to let him know exactly what members would like to see. Chairman Wolfe suggested stopping here and continue this discussion at the next meeting.

Chairman Wolfe thanked Mr. Sizemore and Mr. Fenyk for their assistance and reminded everyone the next meeting will be scheduled for August 11, 2014.

Upon motion of Mr. Ramsey, seconded by Mr. Surface and a vote of 5 AYES and 0 NOES the meeting was adjourned.

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Chairman

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Secretary